

**CITY OF MUSKEGON**  
**PLANNING COMMISSION**  
**REGULAR MEETING**

DATE OF MEETING: Thursday, September 14, 2017  
TIME OF MEETING: 4:00 p.m.  
PLACE OF MEETING: Commission Chambers, First Floor, Muskegon City Hall

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**AGENDA**

- I. Roll Call
- II. Approval of Minutes from the special meeting of July 13, 2017.
- III. Public Hearings
  - a. **Hearing, Case 2017-23:** Request to rezone the property at 2490 Barclay St from RM-1, Low Density Multiple-Family Residential District and B-2, Convenience and Comparison Business District to B-4, General Business District, by Jason Franklin.
  - b. **Hearing, Case 2017-24:** Request to amend the Planned Unit Development at 3425 Fulton Ave to allow for a hotel at the former club house building, by Kurt Johnson.
  - c. **Hearing, Case 2017-25:** Request to amend the Planned Unit Development at 650 Terrace Point Circle (Terrace Point Landing Condominiums) to reconfigure the interior lots and allow for duplexes on them, by Terrace Point Landing, LLC.
- IV. New Business
- V. Old Business
- VI. Other
- VII. Adjourn

AMERICAN DISABILITY ACT POLICY FOR ACCESS TO OPEN MEETING OF THE  
CITY COMMISSION AND ANY OF ITS COMMITTEES OR SUBCOMMITTEES

The City of Muskegon will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities who want to attend the meeting, upon twenty-four hour notice to the City of Muskegon. Individuals with disabilities requiring auxiliary aids or services should contact the City of Muskegon by writing or calling the following:

Ann Meisch, City Clerk  
933 Terrace Street  
Muskegon, MI 49440  
(231) 724-6705

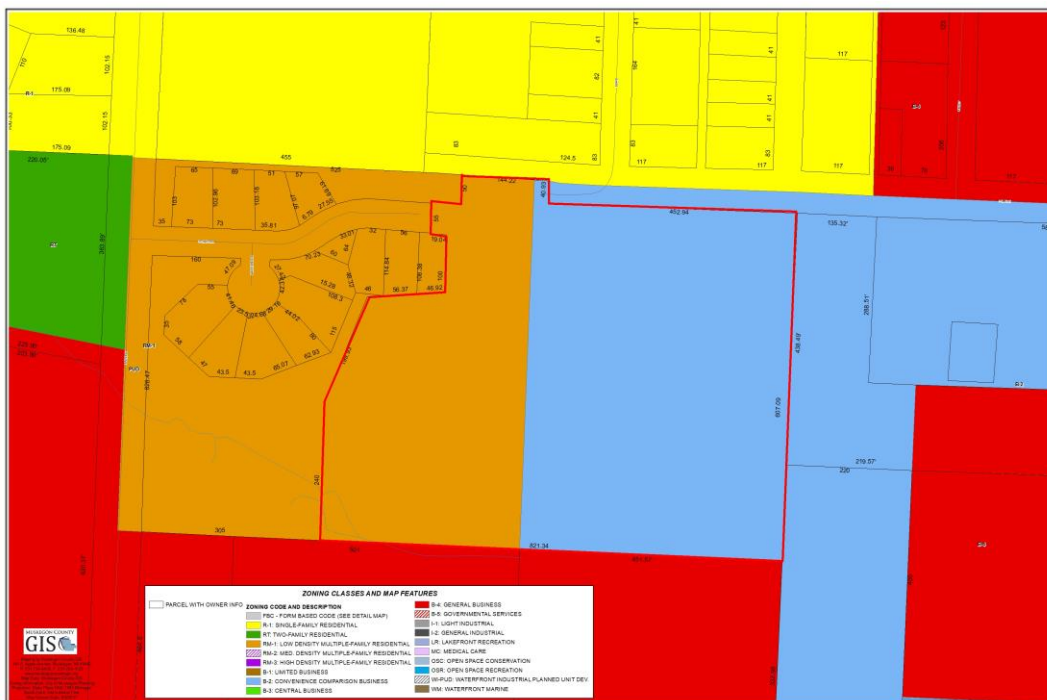
TTY/TDD: Dial 7-1-1 and request that a representative dial 231-724-6705

**Hearing, Case 2017-23:** Request to rezone the property at 2490 Barclay St from RM-1, Low Density Multiple-Family Residential District and B-2, Convenience and Comparison Business District to B-4, General Business District, by Jason Franklin.

## SUMMARY

1. The property measures 10.4 acres and has two different zoning designations, RM-1, Low Density Multiple-Family Residential District and B-2, Convenience and Comparison Business District. It is owned by the Muskegon County Land Bank Authority.
2. There is access to the property off of Dowd St and also from a two-track at the end of Pulaski Ave.
3. The applicant is Terra Contractors, who operate their current business at 856 Pulaski Ave (see aerial map). They also utilize the parcels across Kinsey St for aggregate storage. They are seeking a zoning change to B-4, General Business District so that they may store materials, such as aggregates, on this property as well. This storage would have to be screened from residential uses and public streets. The applicant proposes to keep a tree buffer and also screen with a privacy fence.
4. Please see the zoning ordinance excerpt for B-4, General Business District, for all of the allowed uses in these districts.
5. Notice was sent to all property owners/tenants within 300 feet of this property. At the time of this writing, staff had not received any comments about this request.

## Zoning Map



## Aerial Map (2490 Barclay in Red, Terra Contractors in Blue)



### STAFF RECOMMENDATION

The 1997 Master Land Use Plan calls for this area to be set aside for residential development or the continuation of limited business uses with the extension of Pulaski Ave. Staff does not feel that outdoor storage is the highest and best use for this property. Although the property is contaminated with foundry fill, it would still be feasible for residential development with Brownfield redevelopment incentives. Staff recommends against approval of this request.

### MOTION FOR CONSIDERATION

I move that the request to rezone the property at 2490 Barclay St from RM-1, Low Density Multiple-Family Residential District and B-2, Convenience and Comparison Business District to B-4, General Business District be recommended to the City Commission for (approval/denial).

**Hearing, Case 2017-24:** Request to amend the Planned Unit Development at 3425 Fulton Ave to allow for a hotel at the former clubhouse building, by Kurt Johnson.

## **SUMMARY**

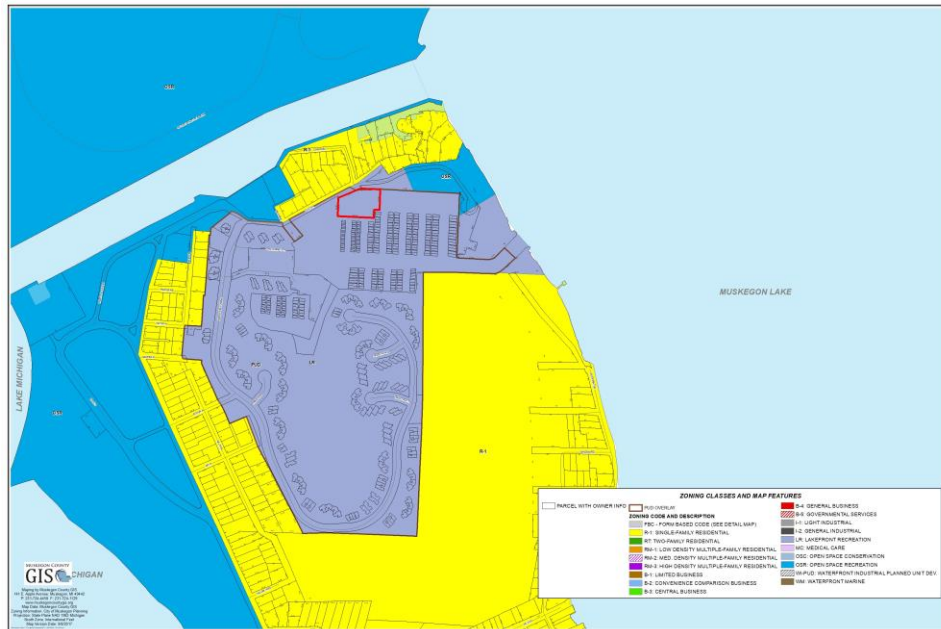
1. The property measures 1.5 acres and is part of the Harbour Towne Planned Unit Development (PUD). The underlying zoning is Lakefront Recreation, which does allow for hotels. However, an amendment to the PUD is necessary because it was not approved as part of the original PUD. The building had been previously approved as a clubhouse for the Harbour Towne Yacht Club and included a restaurant and lounge. It has been vacant since 2011.
2. The proposed hotel would include seven rental units on the first floor and a reception area in the basement (please see the enclosed floor plan). Five smaller units would be located on the north side of the building and two larger units would be located on the south side of the building. The owner is proposing to allow the marina owners to have access to the reception area and pool.
3. There are 81 parking spaces associated with this parcel, which is severely more than is required by the ordinance.
4. Please see the enclosed letter addressed to the Planning Commission from the owner.
5. Notice was sent to all property owners/tenants within 300 feet of this property. At the time of this writing, staff has received one comment from the public. Linda Jo Balkema, a marina slip owner, is concerned that there may be conflicts between the slip owners and the hotel guests. She also recommends that if approved, a fence be installed around the property to keep the hotel guests off of the marina docks.

### **3425 Fulton Ave**





## Zoning Map



## Aerial Map



## STAFF RECOMMENDATION

Staff recommends approval of the PUD amendment, as the underlying zoning district allows for this type of use.

## MOTION FOR CONSIDERATION

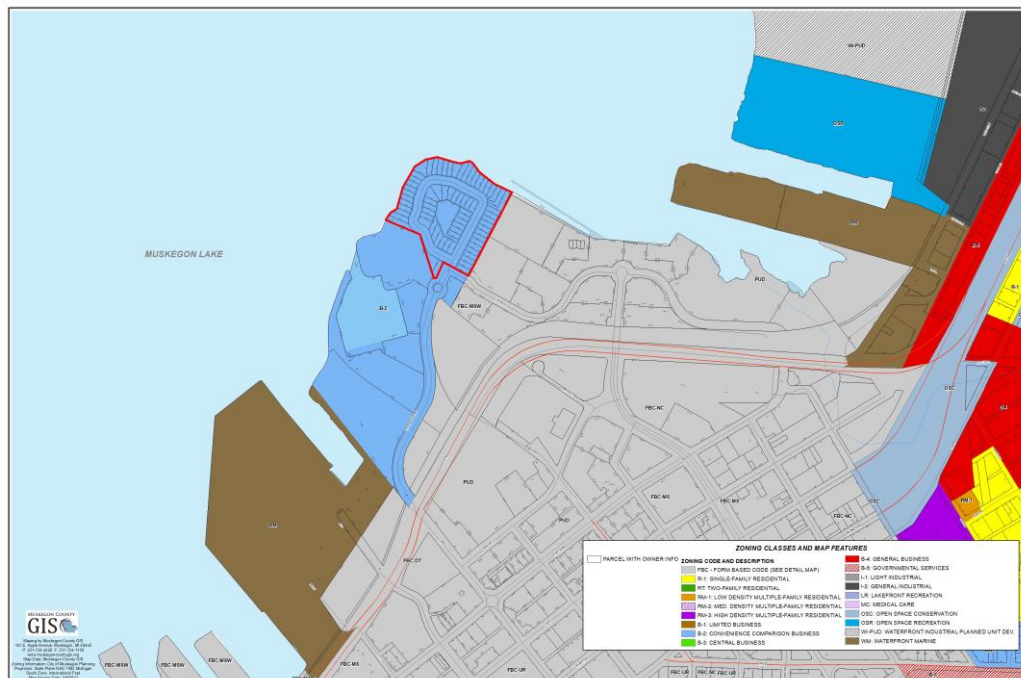
I move that the request to amend the Planned Unit Development at 3425 Fulton Ave to allow for a hotel at the former clubhouse building be recommended to the City Commission for (approval/denial).

**Hearing, Case 2017-25:** Request to amend the Planned Unit Development at 650 Terrace Point Circle (Terrace Point Landing Condominiums) to reconfigure the interior lots and allow for duplexes on them, by Terrace Point Landing, LLC.

## SUMMARY

1. This PUD was previously approved for single-family homes on 70 separate lots. The proposed amendment would only change the requirements for some of the non-waterfront lots. Please see the enclosed site plan. The dark grey lots would stay the same and the light grey lots would change. These 38 lots would be combined to create 19 lots and offer one or two unit homes.
2. The original PUD that was approved had the development requirements defined in the “Sears Architects” document. This document will stay the same for the waterfront lots, but a new document has been created for the non-waterfront lots. The only differences between the two documents are as follows:
  - Waterfront lots – one dwelling unit per lot maximum (owners may purchase two lots and develop only one unit)  
Non-waterfront lots – one or two dwelling units per lot maximum (no adjacent lots can be purchased without developing another unit)
  - Waterfront lots – 15 foot minimum rear setback  
Non-waterfront lots – 10 foot minimum rear setback
  - Waterfront Lots – A minimum of one shade tree per unit  
Non-waterfront Lots – A new landscaping plan for the entire area has been provided.
3. Notice was sent to all property owners/tenants within 300 feet of this property. At the time of this writing, staff had not received any comments about this request.

## Zoning Map



## Aerial Map



### STAFF RECOMMENDATION

Staff recommends approval of the PUD amendment. This project was proposed a dense waterfront development and the total of number of units developed will most likely not change. The development of this project has been slow and the developer feels this is the best way to move the project forward.

### MOTION FOR CONSIDERATION

I move that the request to amend the Planned Unit Development at 650 Terrace Point Circle (Terrace Point Landing Condominiums) to reconfigure the interior lots and allow for duplexes be recommended to the City Commission for (approval/denial).